

# Minutes **Ocean Reef Marina Committee**

MEETING HELD ON THURSDAY, 30 APRIL 2009

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# CITY OF JOONDALUP

## MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON THURSDAY, 30 APRIL 2009

### ATTENDANCE

#### Committee Members:

Mayor Troy Pickard *Presiding Person*  
Cr Trona Young  
Cr Kerry Hollywood  
Cr Geoff Amphlett  
Cr Brian Corr  
Cr Russ Fishwick

#### Officers:

Mr Garry Hunt	Chief Executive Officer
Mr Jamie Parry	Director Governance and Strategy
Mr Mike Archer	City Projects Administrator
Ms Genevieve Hunter	Executive Projects Officer
Mrs Lesley Taylor	Acting Administrative Services Coordinator

#### Observer

Mr Tom McLean

#### In Attendance

Mr Andrew Williams, Coffey Projects  
Mr Bill Burrell, Taylor Burrell Burnett

### DECLARATION OF OPENING

The Presiding Person declared the meeting open at 1844 hrs.

### **PROCEDURAL MOTION - THAT THE MEETING BE ADJOURNED**

**MOVED Cr Fishwick, SECONDED Cr Amphlett that the meeting be adjourned,  
the time being 1845 hrs.**

**The Motion was Put and**

**CARRIED (6/0)**

**In favour of the Procedural Motion:** Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood and Young

The meeting **RESUMED** at 1853 hrs, with Cr Amphlett not being in attendance.

**APOLOGIES/LEAVE OF ABSENCE**

Apology – Cr Geoff Amphlett (following resumption).

**ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION**

Mayor Pickard offered congratulations to Mr Bill Burrell of Taylor Burrell, his team and stakeholders for what has been an extensive process and a wonderful milestone for the City of Joondalup.

**DECLARATIONS OF INTEREST**

Nil.

**IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS**

Nil.

**PETITIONS AND DEPUTATIONS**

Nil.

**REPORTS****ITEM 1 OCEAN REEF MARINA PHILOSOPHY AND PARAMETERS – [07303, 04171]**

**WARD:** North-Central

**RESPONSIBLE DIRECTOR:** Mr Garry Hunt  
Office of CEO

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**PURPOSE / EXECUTIVE SUMMARY**

At the Ocean Reef Marina Committee meeting held on 2 December 2008, the Chief Executive Officer advised that the Committee should affirm the philosophy and parameters on which the project will be based to assist in clarifying and confirming its future direction.

**BACKGROUND**

The Ocean Reef Marina project development site is located on the coast at Ocean Reef and is approximately 61 hectares in area. The site extends from just north of Swanson Way to north of Resolute Way. The City purchased Part Lot 1029 at Ocean Reef in 1979 for a price of \$525,000. This purchase was made as an investment for the benefit of the community, to enable the development of a range of recreational, commercial and ancillary service uses.

The project has been the subject of debate for over 30 years with a range of plans having been considered during this period of time. The project was revitalised when,

on 7 November 2004, the then Minister for Planning & Infrastructure announced that the State Government of the day would commit up to \$700,000 towards concept plans and a structure plan aimed at transforming Ocean Reef boat launching facility into a world-class commercial and recreational marina. At that time the City estimated a total of \$1.429m would need to be expended to undertake the project.

In April 2007 Council agreed to the establishment of a Steering Committee, comprising the Chief Executive Officer, representatives of the Western Australian Planning Commission, Department of Planning and Infrastructure, LandCorp and the Water Corporation, to oversee the project. The Steering Committee has met on seven occasions to discuss the site in relation to ownership, planning implications, marine implications and boating infrastructure.

In April 2007, Council also agreed to:

- 1 Establish the Ocean Reef Marina Committee (as a Committee of Council).
- 2 Note the Community Participation Plan for the Ocean Reef Marina as appropriate for community engagement.
- 3 Establish a Community Reference Group of 34 people.
- 4 Support the proposed role for the Reference Group.

The role of this group is to:

- Help the City develop a concept design and structure plan for the Ocean Reef Marina;
- Ensure the issues and concerns of the community are adequately represented;
- Represent the interests of the wider community;
- Act as a conduit to disseminate information and feedback to and from the wider community; and
- Liaise with extended networks and community groups to facilitate information sharing about the project.

During the development of Concept Plans 1 to 7, the Community Reference Group has met on five occasions to workshop and provide feedback into the planning process. The Group has viewed Concept Plan #6. Concept Plan #7 has only slight modifications to Concept Plan #6.

The considerable number of meetings, workshops, discussions and consultations over the past three years has resulted in the establishment of a number of guiding principles and philosophies for the development of the Ocean Reef Marina Structure Plan. The affirmation and acknowledgement of these principles and philosophies will ensure the integrity of the project moving forward and that the vision of the City in bringing the Ocean Reef Marina project to a reality remains uncompromised. The project philosophies and parameters are presented below.

## **DETAILS**

### **Project Philosophy and Key Parameters**

#### **1. Vision for the Development**

The City holds a vision for the Ocean Reef Marina site as a world class recreational, residential and tourism development that encapsulates high levels of environmental sustainability, community amenity and delivers economic growth and social benefit to the residents of the City of Joondalup. The purpose of the vision is to articulate for the record and for historical purposes the intent of the Council in progressing the project, what it is trying to do and why it is trying to do it.

The existing infrastructure at the Ocean Reef Boat Harbour is both outdated and ageing and no longer meets the expectations and needs of present and future generations of City residents or the wider Western Australian community. The site has been recognised as having the potential for development as a major tourism and recreation node for over 30 years.

The proposed facilities envisaged for the Ocean Reef Marina redevelopment provide the community with a state of the art iconic marina facility which caters for the needs of the community and provides a balance of residential, commercial and public amenities that will service the community and attract local and outside visitors into the future. The development design principles seek to ensure that the development does not become an exclusive residential enclave but rather an equitable community based facility where visitor and resident alike, can enjoy a variety of first class amenities and leisure activities.

The City recognises that there is limited opportunity for development nodes along its ocean coast line that provides an interface with the community; therefore any development must maximise land use and built form in order to satisfy this unique opportunity while recognising the environmental integrity of the site.

The project attempts to balance the needs of the community with the need to maintain and preserve the natural environment. The development concepts are sensitive and compatible with the existing environment and provide an interface between sustainable development and the natural marine and terrestrial environments.

## **2. Environmental strategy**

The project concept plan has been developed using best practice management techniques that remain sympathetic to the natural environment.

The City acknowledges the environmental constraints identified in the preliminary reports prepared to date. These include:

- Coastal hydrology
- Flora/fauna
- Geotechnical
- Public amenity issues

By utilising up-to-date best practice urban design, architectural and construction techniques the Ocean Reef Marina can be a showcase for innovation in green design. The City is committed to achieving a sustainable green development that sets a benchmark for major developments within Western Australia.

*Bush Forever*



The City is clear on its role in the development of a structure plan and that it does not have the capacity to bring the development to fruition without a joint venture in association and agreement with the State Government or third parties. The action to date is in accord with the 2004 funding arrangements to develop a Structure Plan.

The City recognises that during the development process high ethical standards, probity, legal and legislative compliance and transparency are of vital importance. To ensure that this objective is achieved, the City proposes to undertake:

- Probity audit review and monitoring
- Internal audit review and monitoring
- Development of comprehensive and robust Business Cases and Financial Analysis.
- Extensive risk management assessment and monitoring
- Legal compliance via legal consultation

The City also understands that its endorsement of a draft concept plan is only the first step in a complex approval process and that, in liaison with other key stakeholders, it should facilitate negotiations with the relevant statutory bodies to expedite the project to Structure Plan stage. It will then determine, in association with the State Government, how the project can be best progressed to construction stage. The exact mechanism to achieve this will need to be the subject of discussion and negotiations with the State Government. Timely delivery is seen as a major issue given that the Ocean Reef Marina development has been discussed by various Councils for more than 30 years.

Through its appointment of suitably qualified consultants and peer review panels in the areas of planning and urban design, the environment, financing, engineering and infrastructure, the City is ensuring its responsibility that the development meets community, legislative and sustainability expectations is met.

#### **4. Liaison Protocol**

It is clearly understood by the City that the development of the project is in partnership with the Department of Planning and Infrastructure and the Ministries of Planning, Transport and Lands. Liaison at all stages with the State Government is of paramount importance in bringing the development to completion.

Through the instigation of the Ocean Reef Marina Steering Committee comprising representatives from the Department of Planning and Infrastructure, Water Corporation and Landcorp, the City maintains a strong liaison protocol with the key State Government stakeholders. Preliminary representation has been made to the Ministers for Transport, Lands and Planning and the Environmental Protection Authority, in an effort to ensure there is transparent, co-operative communication and consultation.

The strategic value and implicit importance of community consultation in the development of the Ocean Reef Marina has been addressed, with a community consultation plan being prepared and implemented which included the formation of the Ocean Reef Marina Community Reference Group. The Community Reference Group includes representatives from both stakeholder clubs (Whitfords Volunteer Sea Rescue Group and the Ocean Reef Sea Sports Club). Any proposed redevelopment of their existing facility will seek to maintain and enhance the important role these clubs play within the community.

Recognising the importance of providing further opportunities for community consultation and comment through both formal and informal processes, the City has prepared a communications plan to ensure the community is kept fully informed of the status of the project as it proceeds forward. This plan has been developed in accordance with the City's Public Participation Policy and Strategy.

## **5. Commerciality**

The design principles shall attempt to meet the need for world class amenities and be of suitable high commercial value. By adopting advanced best practice building philosophies (eg green building concepts, energy efficiency, sustainability etc), the Ocean Reef Marina has the potential to be an iconic City landmark the development of which may provide the City with future financial and social benefits for its residents for generations to come. Fundamental to achieving this is the generation of income streams through parking regimes, fees and charges for rights to occupy and other income generating opportunities.

The City acknowledges the importance of maintaining public ownership of this strategically valuable City site and of generating a commercial revenue stream from the site. As such the right to occupy is proposed to be granted predominantly on a leasehold basis, determined by the land assembly and in accordance with Crown Land development constraints.

However as the City is also mindful that the project provide a return on investment; the establishment of a joint venture partnership (either public, private or a combination) and best practice financial management is seen as an integral component of the achievement of this outcome.

A Memorandum of Understanding (MOU) would need to be negotiated between the State Government and the City to ensure the roles and responsibilities of the parties involved in implementing the project are clear and defined. The MOU would need to set out the broad scope of the project and detail the implementation phases, costs and revenue sharing as well as ongoing management and maintenance arrangements. The MOU would serve as a statement of the intention between the State and City (being the principal landowners) and it is not intended to be legally binding on either party.

## **SUMMARY**

It is viewed as appropriate and necessary that the Ocean Reef Marina Committee considers and affirms a vision for the Ocean Reef Marina project site and endorses development protocols for the site as outlined above, which comprise the project philosophy and key parameters.

### **Project Philosophy and Key Parameters**

- 1 Development Vision
  - World class recreation, residential and tourist development
  - Sustainable community amenity
  - Social and economic benefit to all residents
  - Balance of public, residential and commercial amenities
  - Equitable facility for visitors and residents

- Social and economic maximisation of land use
- 2 Environmental Strategy
- Best practice management techniques
  - Coastal processes
  - Flora/fauna
  - Geotechnical
  - Public amenity
  - Innovation in green design and sustainability
  - Conservation, maintenance and management of the Bush Forever site
- 3 Governance and Fiscal responsibility
- High ethical standards
  - Probity, legal and legislative compliance
  - Accurate and timely expediency in the preparation and submission of required documentation for the approval of a Structure Plan
  - Due diligence in the engagement of professional consultants to undertake reports/studies
  - Transparent, accountable decision making process
- 4 Liaison protocol
- Successful, sustainable partnerships with State Government departments and agencies
  - Transparent, co-operative communication and consultation with all relevant agencies
  - Transparent, co-operative communication and consultation with City of Joondalup residents and the wider community
  - Development of a Memorandum of Understanding with the State Government
- 5 Commerciality
- Best practice financial management
  - Maintaining public ownership in accordance with statutory requirements
  - Establishment of a joint venture partnership

**Link to Strategic Plan:**

- Key Focus Area: Leadership and Governance – 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment – 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City – 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

**Legislation – Statutory Provisions:**

The City is governed by the requirements of the Local Government Act in relation to dealings involving commercial undertakings and land development.

**Risk Management considerations:**

A detailed Risk Management Assessment Report outlining the risks apparent to the project has been prepared and continues to be updated.

**Financial/Budget Implications:**

As outlined in Item 2 of this Agenda.

**Policy Implications:**

Development of the project will be in accordance with the City's policies and procedures.

**Regional Significance:**

The development of the Ocean Reef Marina will become a significant tourist/visitor destination and a key focal point within the North West City corridor.

**Sustainability Implications:**

Progression of the structure planning process will facilitate a number of studies/reports that address key issues pertaining to sustainability ie economic feasibility, environmental sustainability.

**Consultation:**

A public participation and communications strategy has been prepared for the project. To date significant community consultation has occurred via feedback from the Community Reference Group and community surveying.

**COMMENT**

Not applicable.

**ATTACHMENTS**

Nil.

**VOTING REQUIREMENTS**

Simple Majority

**OFFICER'S RECOMMENDATION:** That the Ocean Reef Marina Committee RECOMMENDS that Council endorses the following Project Philosophy and Key Parameters:

- 1 Development Vision
  - World class recreation, residential and tourist development
  - Sustainable community amenity
  - Social and economic benefit to all residents
  - Balance of public, residential and commercial amenities
  - Equitable facility for visitors and residents
  - Social and economic maximisation of land use
- 2 Environmental Strategy
  - Best practice management techniques
  - Coastal processes
  - Flora/fauna
  - Geotechnical
  - Public amenity
  - Innovation in green design and sustainability
  - Conservation, maintenance and management of the Bush Forever site
- 3 Governance and Fiscal responsibility
  - High ethical standards
  - Probity, legal and legislative compliance
  - Accurate and timely expediency in the preparation and submission of required documentation for the approval of a Structure Plan
  - Due diligence in the engagement of professional consultants to undertake reports/studies
  - Transparent, accountable decision making process
- 4 Liaison protocol
  - Successful, sustainable partnerships with State Government departments and agencies
  - Transparent, co-operative communication and consultation with all relevant agencies
  - Transparent, co-operative communication and consultation with City of Joondalup residents and the wider community
  - Development of a Memorandum of Understanding with the State Government
- 5 Commerciality
  - Best practice financial management
  - Maintaining public ownership in accordance with statutory requirements
  - Establishment of a joint venture partnership

**MOVED** Cr Young, **SECONDED** Cr Hollywood that the Ocean Reef Marina Committee **RECOMMENDS** that Council **ENDORSES** the following Project Philosophy and Key Parameters related to the Ocean Reef Marina Development project:

**1 Development Vision**

- **World class recreation, boating, residential and tourist marina development**
- **Sustainable community amenity**
- **Social and economic benefit to all residents**
- **Balance of public, residential and commercial amenities**
- **Equitable facility for visitors and residents**
- **Social and economic maximisation of land use**

**2 Environmental Strategy**

- **Best practice management techniques**
- **Coastal processes**
- **Flora/fauna**
- **Geotechnical**
- **Public amenity**
- **Innovation in green design and sustainability**
- **Conservation, maintenance and management of the Bush Forever site**

**3 Governance and Fiscal responsibility**

- **High ethical standards**
- **Probity, legal and legislative compliance**
- **Accurate and timely expediency in the preparation and submission of required documentation for the approval of a Structure Plan**
- **Due diligence in the engagement of professional consultants to undertake reports/studies**
- **Transparent, accountable decision making process**

**4 Liaison protocol**

- **Successful, sustainable partnerships with State Government departments and agencies**
- **Transparent, co-operative communication and consultation with all relevant agencies**
- **Transparent, co-operative communication and consultation with City of Joondalup residents and the wider community**
- **Development of a Memorandum of Understanding with the State Government**

## 5 Commerciality

- **Best practice financial management**
- **Maintaining public ownership in accordance with statutory requirements**
- **Establishment of a joint venture partnership**

Discussion ensued.

**The Motion was Put and**

**CARRIED (5/0)**

**In favour of the Motion:** Mayor Pickard, Crs Corr, Fishwick, Hollywood and Young

## **ITEM 2 OCEAN REEF MARINA FINANCIAL SUMMARY, REPORT STATUS AND 2009/2010 BUDGETARY CONSIDERATIONS – [07303, 04171]**

**WARD:** North-Central

**RESPONSIBLE DIRECTOR:** Mr Garry Hunt  
Office of CEO

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### **PURPOSE / EXECUTIVE SUMMARY**

To provide the Committee with an overview of the project's financial expenditure to date, status of reports and to seek Council endorsement to list for consideration the 2009/2010 budget funds to enable the project to progress through the Structure Planning process.

### **BACKGROUND**

The Ocean Reef Marina project development site is located on the coast at Ocean Reef and is approximately 61 hectares in area. The site extends from just north of Swanson Way to north of Resolute Way. The City purchased Part Lot 1029 at Ocean Reef in 1979 for a price of \$525,000. This purchase was made as an investment for the benefit of the community, to enable the development of a range of recreational, commercial and ancillary service uses.

In 2000 Turen Property Consulting submitted a report entitled "Lot 1029 Ocean Reef and Boat Launching Facility: A preliminary overview of the commercial potential of the location and facilities". This report also provided advice on the master planning process to ensure that the planning objectives matched the commercial reality and that the resultant development will make a positive contribution to the existing community and commercial fabric of the City.

Between 2001 and 2004 negotiations took place with Government agencies to determine the status of the site and a significant amount of work was undertaken on a variety of environmental and planning issues. The City appointed consultants in

2002 to undertake a community benchmark survey which included a workshop with interested stakeholders.

The project gained momentum when, on 7 November 2004, the then Minister for Planning announced that the State Government of the day would commit up to \$700,000 towards concept plans and a structure plan aimed at transforming Ocean Reef boat launching facility into a world-class commercial and recreational marina.

Clifton Coney Group (now known as Coffey Projects), in a report to Commissioners in May 2005 – CJ156-08/05, recommended a project program based on the following stages:

Stage 1	Preliminary Feasibility
Stage 2	Business Case
Stage 3	Public Exhibition
Stage 4	Structure Planning

At its meeting held on 9 August 2005 Council resolved to prepare a Structure Plan for the development of the Ocean Reef Marina and appointed Clifton Coney Group as interim Project Managers. Subsequently, at its meeting held on 1 November 2005, the Commissioners resolved to appoint Clifton Coney Group (now known as Coffey Projects) to provide Project Management Services for the preparation of a Structure Plan in accordance with Part 9 of District Planning Scheme No 2 for the Ocean Reef Marina.

In 2004 Clifton Coney Group provided the following list of consultants it considered necessary for the project:

- Project Manager
- Urban design consultant
- Civil Engineering
- Marine Engineering
- Coastal Engineering
- Geotechnical
- Traffic and Transportation
- Environmental consultant
- Surveyor consultant
- Social/Economic Planning consultant
- Community Liaison consultant
- Ethnographic consultant
- Landscape Architect
- Property consultant
- Quantity Surveyor
- Legal

At the time total value of consultant fees for the project was estimated at \$1,429,950. This figure was arrived at based on a formal Environmental Assessment, a four stage process (as outlined above) from March 2005 to February 2008 and a contingency of 15%.

**CURRENT STATUS OF PROJECT*****PHASE ONE – CONCEPT PLAN DEVELOPMENT – PRELIMINARY STUDIES AND REPORTS***

Based on Concept Plans (1 – 7) developed to date the following reports have been undertaken on the proposed development at Ocean Reef Marina (as at 17 April 2009):

	<b>REPORT</b>	<b>DATE</b>	<b>OVERVIEW</b>
<b>FINANCIAL</b>			
Jones Lang LaSalle	Concept Plan Feasibility Costs	Nov 08	Concept Plan 5
Jones Lang LaSalle	Financial Analysis	Nov 08	Financial Analysis of the proposed development based on Concept Plan 5
<b>ENGINEERING</b>			
Worley Parsons	Preliminary Shoreline Impact	Nov 08	A high-level assessment of the shoreline impacts associated with the proposed Ocean Reef Marina (ORM) development. The aim of the assessment was to provide an initial understanding of the sediment dynamics in the near shore area in the vicinity of the ORM development.
Worley Parsons	Strategic Traffic and Transport Review	Nov 08	<ul style="list-style-type: none"> <li>• Review of the existing transport network surrounding the site</li> <li>• Review of the proposed entry points to the site</li> <li>• Review of the proposed internal circulation system</li> <li>• Identification of future trip generation and its impacts on the existing network</li> </ul>
Worley Parsons	Club Area Costs	Nov 08	Estimated costs for club area only – Concept Plan 5
Worley Parsons	Estimating Report	Nov 08	The report concentrates on the construction methodology, estimating assumptions and construction costs for Ocean Reef Marina development
Worley Parsons	Potential Geotechnical Solutions to Voids	Nov 08	Guidelines for the management of voids in limestone, should they be intersected during onshore earthworks for the construction of the proposed Ocean Reef Marina Project.
Worley Parsons	Preliminary Engineering Investigations	Jun 08	Reports on: <ul style="list-style-type: none"> <li>• Infrastructure services</li> <li>• Geotechnical Desktop Study and Site Walkover</li> <li>• Coastal overview</li> </ul>
Worley Parsons	Preliminary Flushing Study	Nov 08	Preliminary assessment of the flushing capacity of different the concept layouts proposed for the Ocean Reef Marina development.
Worley Parsons	Preliminary Flushing Study – Addendum 1	Jan 09	A study extending the range of conditions for the flushing assessment of the Ocean Reef Marina to Concept Plan 6.
Worley Parsons	Sediment Budget Analysis	Jan 09 Reissued April 09	An assessment of the shoreline impact associated with the proposed Ocean Reef Marina development following on the results previously presented. A primary goal of this report is to assess in more detail the impact, and to provide preliminary recommendations for management of any changes to coastal erosion as a result of the proposed new boat harbour. Updated report resubmitted April 2009.

Worley Parsons	Cost Estimate – Second breakwater opening	Dec 08	Cost estimate for the second breakwater opening for Concept Plan 6.
MP Rogers	Peer Review	Mar 09	Peer review of Worley Parsons reports on sediment and shoreline analysis.
MP Rogers	Peer Review	Apr 09	Peer review of Worley Parsons reports on water quality and flushing.

	REPORT	DATE	OVERVIEW
<b>TOWN PLANNING</b>			
Taylor Burrell Barnett	Concept Plans 1 – 7	July 08 – Feb 09	Concept plans as presented
Taylor Burrell Barnett	Concept Plans 5 – 7 <ul style="list-style-type: none"> <li>• Public Equity overlay</li> <li>• Car Parking overlay</li> <li>• Movement overlay</li> <li>• Land owner overlay</li> <li>• Cross Section</li> </ul>	Nov 08 – Mar 09	Diagrammatic representation of various key elements of the design.
Taylor Burrell Barnett	Car Parking Calculations	Jan 09	The car parking provision for Concept Plan 6 based on required parking ratios sourced both from the City of Joondalup Town Planning Scheme and from case studies of comparative developments.
<b>SURVEYING</b>			
McMullen Nolan	Photogrammetric Survey	Nov 08	Photogrammetric survey with detailed survey of ORM area
McMullen Nolan	Land Assembly Report	Dec 08	Options to achieve a single parcel of land for the Ocean Reef Marina development.
<b>PROJECT MANAGEMENT</b>			
Coffey Projects	Monthly project reports	Ongoing	Provision of Monthly Reports since August 08
Coffey Projects	Risk Assessment Analysis	Dec 08	Revision of 2005 workshop outcomes combined with City and consultant review based on status of project as at December 2008.
<b>ENVIRONMENTAL</b>			
SMEC	Environmental Summary	Nov 08	Environmental summary under the headings: <ul style="list-style-type: none"> <li>• Bush Forever</li> <li>• Significant Vegetation Communities</li> <li>• Rare and Priority Flora</li> <li>• Fauna</li> <li>• Contaminated Sites</li> <li>• Marine Environment and Coastal Processes</li> <li>• Further information required</li> <li>• Recommendations</li> </ul>
SMEC	Vegetation Condition, Ecological Community and Flora Search Report	Dec 08	Assessment of the vegetation condition and ecological communities and flora searches.
SMEC	Additional Environmental Information	Jan 09	Information, additional to the Environmental Summary, under the headings: <ul style="list-style-type: none"> <li>• Ocean currents</li> <li>• Waves and wave heights</li> <li>• Water quality</li> <li>• Water Corporation testing</li> </ul>
SMEC	Level 1 Fauna Report	Dec 08	Assessment of the value of the Ocean Reef Marina development area for fauna, including fauna of conservation significance.

SMEC	Grace Sun Moth Survey 2009	Apr 09	Survey identifying the occurrence and location of the Grace Sun Moth at the project site.
SMEC	Environmental Summary – EPA Section 38	Feb 09	Summary of assessment levels for approvals process under Section 38 of the EPA Act.

It is important to note that these individual reports need to be read and understood in the context of the timing of their preparation and the relevant stage of Concept Plan development. Earlier reports, such as Financial Analysis, may have been prepared on initial Design Concepts and not on the latest Concept Plan.

Other work undertaken on the project includes:

- Development and implementation of a community participation plan (agreed to by Council 2006) for the Community Reference Group
- Formation and engagement of the Community Reference Group (agreed to by Council 2007)
- Formation of the Ocean Reef Marina Committee of Council and Steering Committee (agreed to by Council 2007)
- Engagement of project consultant (2006 – 2008) to assist with the day to day activities associated with progressing the project and providing a central liaison point for CCG, DPI, Landcorp and the Water Corporation.
- Allocation of internal resources within the City's administration to expedite the project.

## **PROGRESSING THE PROJECT FORWARD**

Since the time that the Government grant of \$700,000 was awarded in 2004 there have been significant changes in government policy and planning requirements which necessitated alterations to the project scope timelines and expenditure. These changes can also be attributed to the following:

- A much greater understanding of the project and what is required given the considerable amount of work that has already been undertaken.
- The size and scope of the project has increased considerably. Funds have also been consumed in the refinement process in terms of getting to the current option at the direction of the Community Reference Group, the Ocean Reef Marina Committee (of Council) and the Ocean Reef Marina Steering Committee. The production of seven concept plans has enabled the comments and feedback from each of these stakeholder groups to be incorporated into a plan which encompasses the aspirations of all parties.
- Over the last five years consultant fees have increased well in excess of CPI given the high demand for services.
- More stringent requirements for environmental approvals.
- Five years ago many of the reports that must now be submitted with the Structure Plan were required as "conditions of approval". The requirement now is to provide more evidence up-front of the planning and environment impacts and how they will be managed; this meant that the initial costs have increased as more work is required at the "front end" of the project.
- New policies and legislations have been introduced that need to be addressed including (but not limited to) Better Urban Water Management (2008), Draft Perth Coastal Planning Strategy (2008), Tourism Taskforce Report (2006), National Greenhouse and Energy Reporting Act 2007.

- The Department for Planning and Infrastructure (through the Director General) and the Environmental Protection Authority (through the Chairman) have confirmed that the project will need to progress through Section 38 of the EPA Act. This will require the preparation and submission of two reports (one to the WA Planning Commission and one to the Environmental Protection Authority). While much of the information within the two reports will be similar, the emphasis of each will differ given the different roles each department undertakes.

#### *PHASE TWO – DETAILED STRUCTURE PLAN AND BUSINESS CASE*

To progress the project to a final Structure Plan it is anticipated that the following studies will be required; this work is envisaged to be undertaken from April 2009 through the 2009/2010 budget year and would be provided as supplementary reports to the main Structure Plan report which is to be prepared by the lead Planning Consultant, Taylor Burrell Barnett.

#### **Engineering:**

Detailed Coastal process (flushing, erosion, construction/dredging etc)  
Acoustic report  
Traffic, transport and car parking  
Detailed site investigation (geotechnical, contamination, services)  
Engineering Services report on construction of marina/land based components and strategy

#### **Environmental:**

Detailed environmental report  
Environmental management report  
Negotiated planning solution report – Bush Forever  
Local water management strategy (inc stormwater)  
Heritage report (Aboriginal, European)  
Marine Flora and Fauna  
Summary Report for Section 38  
Site Rehabilitation Plan  
Additional Spring Survey to Northern area  
Fauna survey on Graceful Sun Moth

#### **Sustainability:**

Sustainability report

#### **Economic:**

Retail/economic analysis to provide inputs into Business Case

#### **Business Case:**

Detailed financial analysis of the options for undertaking the project (including land assembly options)

**Other:**

Visual impact assessment  
 Consultation report  
 Tourism Report

In addition to the above the following key elements will also contribute to the Structure Plan preparation process:

Communications/marketing, public consultation  
 Probity audit  
 Project Management

**DETAILS***EXPENDITURE TO DATE (as at 26 March 2009)*

<b>JAN 2005 - DEC 2006</b>		<b>\$ 87,266.93</b>
<b>JAN 2007 - FEB 2009</b>		<b>\$ 632,227.20</b>
Work commissioned - not yet received and/or invoiced		<b>\$ 354,840.17</b>
	<b>TOTAL</b>	<b>\$1,074,334.34</b>
LESS State Government Grant	Partially recouped as at April 2009	\$ 700,000.00
	<b>TOTAL EXPENDED BY CITY</b>	<b>\$ 374,333.34</b>

The above expenditure includes costs for items not contained within the original scope of the project but are fundamental to it; for example perspective drawings, architectural services, land valuation and peer review. However it does not include expenditure for professional and administrative services provided by the City which have to date been absorbed within the Administrative Budgets of the City.

*ANTICIPATED EXPENDITURE***Projected expenditure to complete the project to Structure Plan stage:**

The budget requirements to proceed the Ocean Reef Marina development through to and past Structure Plan approval stage will be more than was originally anticipated as a result of the issues outlined in previous sections. The estimated costs are as follows:

Perspective drawings	\$ 10,000
Detailed Financial and economic analysis	\$ 30,000
Surveying and Land Tenure	\$ 15,000
Landscape design	\$ 70,000
Environmental studies	\$ 140,000
Town planning consultancy	\$ 50,000
Architectural design	\$ 10,000
Engineering studies	\$ 350,000
Project Management	\$ 150,000
Communications/marketing	\$ 75,000

Probity audit	\$ 15,000
Detailed business case	\$ 70,000
Contingency	<u>\$ 120,000</u>
<b>TOTAL</b>	<b>\$ 1,105,000</b>

### Summary

Budget approved 2004	\$ 1,429,950
Revised additional expenditure requirements	<u>\$ 750,000</u>
	<b>\$ 2,179,950</b>

#### *Represented by:*

Expenditure to date	\$ 1,074,337
Forecast expenditure 2009/2010	<u>\$ 1,105,000</u>
	<b>\$ 2,179,337</b>

The figures indicated above are estimates only and represent known expenditure. The consultants have been asked to provide fee proposals to take the project to a level where documents are ready for submission with supporting technical reports. To ensure that the City is receiving “best value”, alternative fee proposals are being sought in some technical disciplines. It is also necessary to factor in those unknown items that may surface during the next stage of the process – this is taken into consideration under contingencies.

Not included in the above estimate is the cost for professional and administrative services and assistance provided by the City and expenditure for committee processes and reporting requirements.

There is currently an amount of approximately \$305,504.00 remaining in the budget (pending concept plan endorsement) for this project within the City’s 2008/2009 budget which is anticipated to be spent by 30 June 2009. To ensure momentum is maintained in the preparation of the Ocean Reef Marina Development Structure Plan an anticipated additional amount of **\$750,000** would need to be allocated for 2009/2010 to progress through to completion of the Structure Plan Process. This amount will need to be reassessed upon receipt of fee proposals from our consultants.

Representations have been made to Department of Planning and Infrastructure – Marine Division (the initial Government funding section) to seek additional/top up funding for the project. The response to date has been that no additional funding is available.

### Link to Strategic Plan:

- Key Focus Area: Leadership and Governance – 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment – 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City – 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

**Legislation – Statutory Provisions:**

The City is governed by the requirements of the Local Government Act in relation to dealings involving commercial undertakings and land development.

**Risk Management considerations:**

A detailed Risk Management Assessment Report outlining the risks apparent to the project has been prepared and continues to be updated.

**Financial/Budget Implications:**

As outlined in this report.

**Policy implications:**

Development of the project will be in accordance with the City's policies and procedures.

**Regional Significance:**

The development of the Ocean Reef Marina will become a significant tourist/visitor destination and a key focal point within the North West City corridor.

**Sustainability implications:**

Progression of the structure planning process will facilitate a number of studies/reports that address key issues pertaining to sustainability ie economic feasibility, environmental sustainability.

**Consultation:**

A public participation and communications strategy has been prepared for the project. To date significant community consultation has occurred via feedback from the Community Reference Group and community surveying.

**COMMENT**

The City has spent a considerable amount of time and money on the project to date and as estimated above a substantial financial commitment will need to be made to continue to progress the project through the Structure Plan stage. Without additional Government funds (the current State Government grant of \$700,000 has been completely expended) the City will need to fund the project itself or seek contribution funding from the State Government and this will need to form part of the budget considerations for 2009/2010. In the event that the City does not wish to make this ongoing financial commitment to the completion of an approved Structure Plan for the Ocean Reef Marina Development the City will need to consider how best to continue to progress the development forward.

**ATTACHMENTS**

Nil.

**VOTING REQUIREMENTS**

Simple Majority

**OFFICER'S RECOMMENDATION:** That the Ocean Reef Marina Committee:

- 1 NOTES the contents of this report and RECOMMENDS that Council LISTS for consideration in the 2009/2010 budget, funds to enable the Ocean Reef Marina Development project to progress through the Structure Planning process;
- 2 DETERMINES which Consultants Reports are to be released as part of the public comment period.

**MOVED Cr Fishwick, SECONDED Cr Young that the Ocean Reef Marina Committee:**

- 1 **NOTES the contents of this report and RECOMMENDS that Council LISTS for consideration \$750,000 in the 2009/2010 budget to enable the Ocean Reef Marina Development project to progress through the Structure Planning process;**
- 2 **DETERMINES that the following Consultants' Reports be released as part of the public comment period:**

**Worley Parsons**

- Strategic Traffic and Transport Review - (November 2008)
- Preliminary Engineering Investigations – (June 2008)
- Preliminary Flushing Study – Addendum 1 – (January 2009)
- Sediment Budget Analysis – (January 2009)

**MP Rogers**

- Peer Review of Worley Parsons reports on sediment and shoreline analysis – (March 2009)
- Peer Review of Worley parsons reports on water quality and flushing – (April 2009)

**Taylor Burrell**

- Concept Plan 7 (with amendment) - (April 2009)
- Land owner overlay - (March 2009)
- Cross Section - (March 2009)

**SMEC**

- **Environmental Summary – (November 2008)**
- **Vegetation Condition, Ecological Community and Flora Search Report – (December 2008)**
- **Level 1 Fauna Report - (December 2008)**
- **Additional Environmental Information – (January 2009)**
- **Grace Sun Moth Survey – (April 2009)**

Discussion ensued.

**The Motion was Put and**

**CARRIED (5/0)**

**In favour of the Motion:** Mayor Pickard, Crs Corr, Fishwick, Hollywood and Young

**ITEM 3                    OCEAN REEF MARINA DEVELOPMENT –  
STRUCTURE PLAN APPROVALS PROCESS  
REPORT – [07303, 04171]**

**WARD:**                    North-Central

**RESPONSIBLE  
DIRECTOR:**            Mr Garry Hunt  
                                 Office of CEO

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**PURPOSE / EXECUTIVE SUMMARY**

The purpose of this report is to briefly outline the different approval paths via which the structure plan for the redevelopment of the Ocean Reef Marina could be progressed.

**BACKGROUND**

The Ocean Reef Marina project development site is located on the coast at Ocean Reef and is approximately 61 hectares in area. The site extends from just north of Swanson Way to north of Resolute Way. The City purchased Lot 1029 at Ocean Reef in 1979 for a price of \$525,000. This purchase was made as an investment for the benefit of the community, to enable the development of a range of recreational, commercial and ancillary service uses.

The project has been the subject of debate for over 30 years with a range of plans having been considered during this period of time. The project gained momentum when, on 7 November 2004, the then Minister for Planning announced that the State Government of the day would commit up to \$700,000 towards concept plans and a structure plan aimed at transforming Ocean Reef boat launching facility into a world-class commercial and recreational marina.

The City recognises the imperative to ensure that the structure planning approvals process is undertaken via the best possible model.

## **DETAILS**

The City commissioned the Ocean Reef Marina development Project Managers (Coffey Projects), in conjunction with consultants Taylor Burrell Barnett, to report on the different options available for progressing the project through the structure planning approvals process.

Coffey Projects have identified three possible options:

1. Approval via Section 38 of the EPA (City of Joondalup coordinated project)
2. Approval via Section 38 of the EPA (Structure Plan submitted to WAPC for approval)
3. Metropolitan Region Scheme Amendment with supporting Structure Plan

Full details of the identified options, including recommendations, are contained within the attached report – Coffey Projects: Ocean Reef Marina – City of Joondalup Planning Approvals Report.

### **Link to Strategic Plan:**

- Key Focus Area: Leadership and Governance – 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment – 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City – 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

### **Legislation – Statutory Provisions:**

The City is governed by the requirements of the Local Government Act 1995 in relation to dealings involving commercial undertakings and land development.

### **Risk Management considerations:**

An updated (from 2005) Risk Management Assessment has been completed by the City's consultants (previously provided). The assessment was constructed based on up-to-date project information and research including preliminary studies and draft concept plans (including Concept Plan 5).

### **Financial/Budget Implications:**

The 2008/2009 Budget allowed for \$1.19 million to be allocated to the preparation of the Ocean Reef Marina Structure Plan. To date \$814,363 has been committed to progressing the concept plan and accompanying field research and preliminary studies. It is anticipated that the allocated budget funds will be expended by 30 June 2009.

### **Policy implications:**

It is recognised that the project is to conform to the City's Governance Framework.

### **Regional Significance:**

The development has the potential to provide the residents of the City of Joondalup and the wider Western Australia community with a world class facility and visitor destination.

**Sustainability implications:**

A Sustainability Report will be required as part of the Structure Planning documentation.

**Communications Planning:**

A Communications Plan has been developed and preliminary discussions with a Public Relations Consulting firm specialising in community survey/consultation projects have taken place.

**Consultation:**

A public participation and communications strategy has been prepared for the project. To date significant community consultation has occurred via feedback from the Community Reference Group and community surveying.

**COMMENTS**

This information is being provided to inform committee members that there are alternative plans available to progress the Structure Plan forward. Officers from the City recently met with representatives from the State Land Services Department who have responsibility for the Crown land on the Ocean Reef Marina development site. One outcome of this meeting was the establishment of a small working party whose task will be to investigate the land assembly options which will underpin the Business Case for the project. The group's considerations may also influence which path the City follows in the development of a Structure Plan particularly in relation to leasehold tenure. There is some resistance within the State Land Service Department to this option; however there is the view that a new model could be developed that does not have the constraints or limitations experienced at other venues such as the Swan Brewery or Port Coogee, Fremantle and Hillary's Marinas.

The City of Joondalup's Planning Department has reviewed the Coffey Projects/Taylor Burrell Barnett Report and concurs with the approval processes available.

**ATTACHMENTS**

Attachment 1                      Coffey Projects: Ocean Reef Marina – City of Joondalup  
Planning Approvals Report.

**VOTING REQUIREMENTS**

Simple Majority

**MOVED** Cr Young, **SECONDED** Cr Fishwick that the Ocean Reef Marina Committee **NOTES:**

- 1** the contents of the Ocean Reef Marina – City of Joondalup Planning Approvals Process Report dated 24 April 2009 and the report submitted by Coffey Projects/Taylor Burrell Barnett;
- 2** that a further report on the proposed option will be submitted to the Council for approval in due course.

**The Motion was Put and**

**CARRIED (5/0)**

**In favour of the Motion:** Mayor Pickard, Crs Corr, Fishwick, Hollywood and Young

**MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

Nil.

**CLOSURE**

There being no further business, the Presiding Person declared the Meeting closed at 1920 hrs; the following committee members being present at that time:

Mayor Troy Pickard  
Cr Brian Corr  
Cr Russ Fishwick  
Cr Kerry Hollywood  
Cr Trona Young